

**Albemarle County Planning Commission
November 17, 2015**

The Albemarle County Planning Commission held a regular meeting on Tuesday, November 17, 2015 at 6:00 p.m., at the County Office Building, Lane Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Cal Morris, Chair; Richard Randolph, Thomas Loach, Tim Keller, and Mac Lafferty, Vice Chair. Bruce Dotson and Karen Firehock were absent. Julia Monteith, AICP, Senior Land Use Planner for the University of Virginia was absent.

Other officials present were Stewart Wright, Permits Planner; Ron Higgins, Chief of Zoning; Scott Clark, Senior Planner; Bill Fritz, Manager of Special Projects; David Benish, Acting Chief of Planning; Sharon Taylor, Clerk to Planning Commission and Greg Kamptner, Deputy County Attorney.

Call to Order

Mr. Morris, Chair, called the regular meeting to order at 6:00 p.m. and established a quorum.

Public Hearing Items

a. SP-2015-00021 Tandem School

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 09100-00-00-002A0

LOCATION: 279, 285, 295 and 305 Tandem Lane

PROPOSAL: Addition of a middle-school building to an existing private school PETITION: Private schools under section 13.2.2.5 of the Zoning Ordinance. No dwelling units proposed.

ZONING: R-1 Residential – (1 unit/acre)

ENTRANCE CORRIDOR: Yes

COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as places of worship, schools, public and institutional uses and small-scale neighborhood serving retail and commercial; Urban Area 4.

(Scott Clark)

Scott Clark presented a PowerPoint presentation regarding SP-2015-00012 Tandem School.

This is a special use permit amendment request for an existing private school to add a new middle-school building to the Tandem Friend School at Tandem Lane. The school is located on Mill Creek Drive across from Monticello High School.

Route 20 is the boundary between the development area where the school is and the rural areas. There have been several special use permit requests and amendments over the years. Most recently approved during 2014 was a request to replace the school's gym building with a larger field house and to increase student enrollment to 250. The Commission recommended approval on that request and the Board approved it last year.

This new request would add a new two-story middle school building to the campus to provide more space for those existing students. It would not increase enrollment. The new building's footprint would occupy up to 15,000 square feet and be two-stories. The proposed construction area is currently partly open grass and partly wooded, with a section of an un-needed access road that would be built over. Approximately half an acre of wooded area would be cleared for construction and storm water management. The conceptual plan for the whole site shows the location of the footprint for the new building, which is located next to the existing basketball court and parking area. The impacts of the use would be entirely on site since there is no increase in enrollment or activity on the site. Therefore, it would not affect neighboring properties or the public roads.

As far as the Comprehensive Plan this is a "Neighborhood Density Residential" site, which includes supporting uses such as schools. So this use continues to be appropriate under the Comprehensive Plan.

Staff recommends approval of SP-2015-21 Tandem Friends School –Middle School Expansion with the three conditions that were adapted from the previous approval, SP-2013-19.

- Condition #1 requires development in accord with the conceptual plan.
- Condition #2 essentially is that additional buildings or increases in enrollment would require a further special use permit, which is the reason we are here tonight.
- There is a slight change to the wording of recommended condition #3, which again limits the student enrollment to 250, to change the words “shall be limited to” to “shall not exceed”. If there are questions, he would be happy to answer them.

Mr. Morris invited questions for staff. There being none, the public hearing was opened for applicant and public comment. He invited the applicant to address the Commission.

Dustin Realm, with Dominion Engineering and Design representing Tandem Friends School, said he did not really see too many complications with this new development. The storm water management will be dealt with in the final development for the middle school. There will be an increase in pervious area. They will have to deal with that with the Virginia Pollutant Discharge Elimination System and will work with the County Engineer and Community Development to get it done.

Mr. Morris invited questions for the applicant. There being no questions, he invited public comment.

Thomas Culbert, Director of Finance and Operations at Tandem Friends School, offered to be a resource if the Planning Commission has any questions since he is an employee and a parent.

There being no further public comment, Mr. Morris closed the public hearing to bring the matter before the Commission for discussion and action.

Motion: Mr. Randolph moved to recommend approval of SP-2015-00021 Tandem Friends School – Middle School Expansion with the conditions outlined in the staff report.

Mr. Kamptner asked to clarify that the motion was with the one correction to condition #3 as shown on the screen.

Mr. Randolph noted for clarification that his motion included the correction to condition #3 to not exceed 250.

Mr. Lafferty seconded the motion.

Mr. Morris invited further discussion. There being none, he asked for a roll call.

The motion passed by a vote of (5:0). (Dotson, Firehock absent)

Mr. Morris noted that SP-2015-00021 Tandem School would be forwarded to the Board of Supervisors with a recommendation for approval at a time to be determined with the conditions as amended.

1. The development of the use shall be in general accord with the concept plan entitled "Special Use Permit Plan for Tandem Friends School," prepared by Dominion Engineering, and dated 07/20/15, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the specified plan, development and use shall reflect the following major elements as shown on the plan:
 - building orientation
 - building size
 - location of the buildings
 - limits of disturbance
 - parking - lot layout and landscaping

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance;

2. Additional buildings or increase in total enrollment/ staffing may only be authorized by a new special use permit; and
3. Total school enrollment shall ~~not exceed~~ ~~be limited to~~ two hundred and fifty (250).

(Recorded and transcribed by Sharon C. Taylor, Clerk to Planning Commission & Planning Boards)